

LOCATION MAP



GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

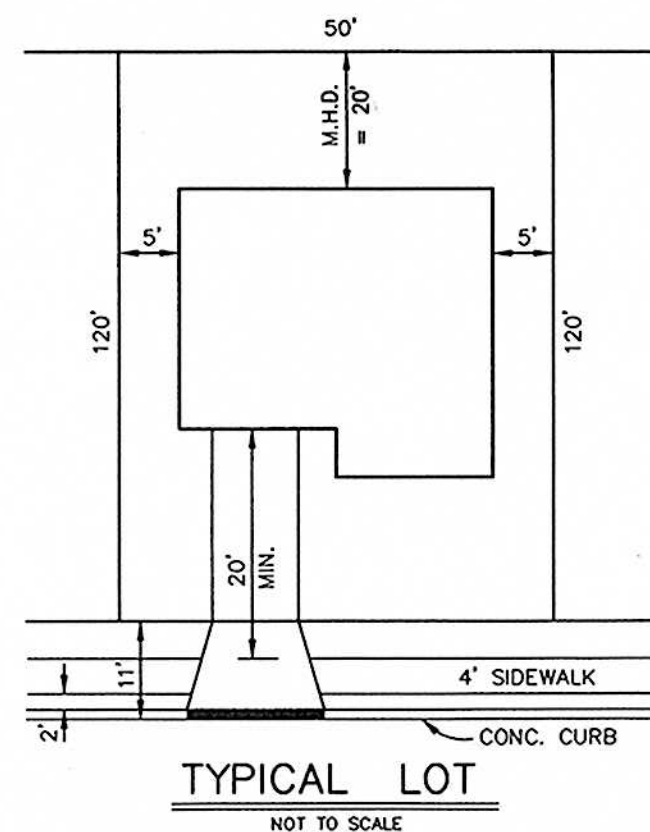
NOTE: LOT 1, BLOCK 5 IS A PRIVATE STREET AND ALSO A WATER, GAS, ELECTRIC, SANITARY SEWER, TELEPHONE, CABLE T.V. & DRAINAGE EASEMENT.

NOTES:

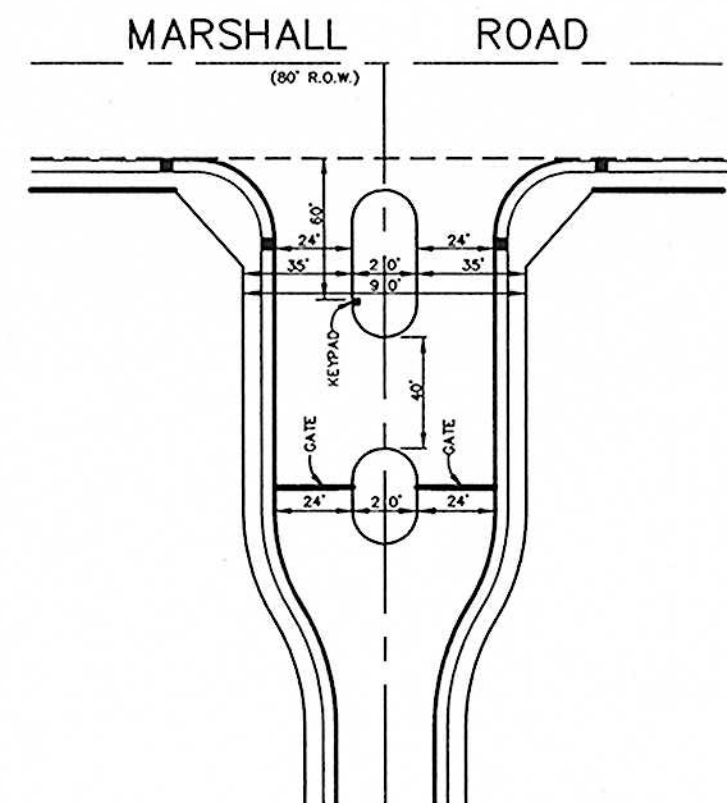
1. SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN, WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
2. PEDESTRIAN ACCESS 4' SIDEWALKS TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
3. ALL STREETS WITHIN DEVELOPMENT ARE PRIVATE STREETS.
4. THIS PROJECT IS OVER THE EDWARDS AQUIFER RECHARGE ZONE.

LEGAL DESCRIPTION

BEING 71.438 ACRES OUT OF
N.C.B. 18218, SAN ANTONIO, TEXAS

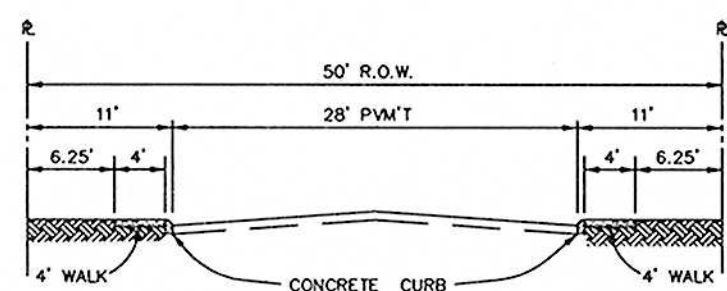


TYPICAL LOT
NOT TO SCALE



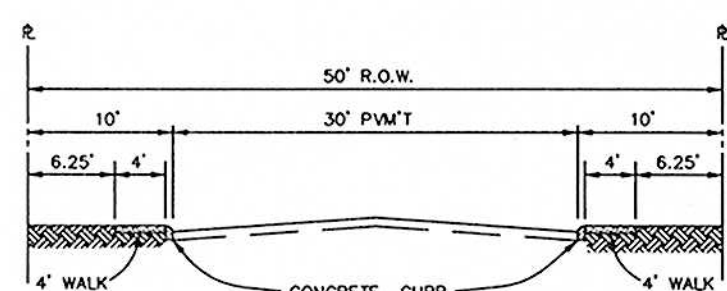
GATE DETAIL "1"

NOT TO SCALE



TYPICAL STREET SECTION

NOT TO SCALE



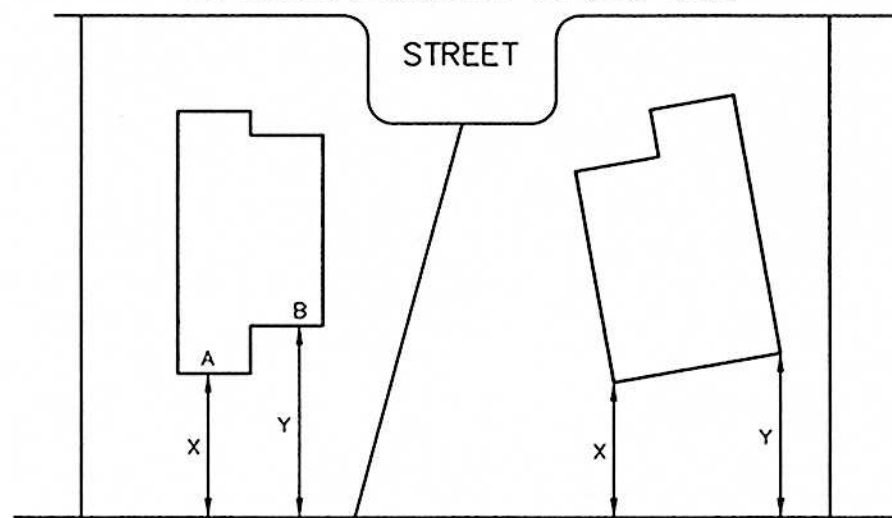
TYPICAL STREET SECTION
FOR CUL-DE-SACS
GREATER THAN 500 FEET IN LENGTH

NOT TO SCALE

CLEAR VISION AREA

ALL INTERSECTIONS WILL COMPLY WITH THE
CLEAR VISION AREA REQUIREMENTS OF SECTION
35-506(d)(5) OF THE UNIFIED DEVELOPMENT CODE.

REAR YARD SETBACK ON CUL-DE-SAC
OR OTHER UNUSUALLY SHAPED LOTS



$$\text{M.H.D. } (A) \frac{(X) + (B) (Y)}{A + B} = 15'$$
$$\text{M.H.D. } \frac{X + Y}{2} = 15'$$

X = 10' MINIMUM

MEAN HORIZONTAL DISTANCE

PROJECT LIMIT LINE

OWNER: ARDEN GROUP
A REMAINDER OF 1050.313 ACRE TRACT
(VOL. 4246, PGS. 1817-1853, R.P.R.)

OWNER: ARDEN GROUP
A REMAINDER OF 1050.313 ACRE TRACT
(VOL. 4246, PGS. 1817-1853, R.P.R.)

OWNER: CARL A.
OUT OF 101.3 ACRE TRACT
(VOL. 7689, PG. 412, R.P.R.)

VARIABLE WIDTH DRAINAGE ESM.T.
(VOL. 5043, PG. 292, D.P.R.)
16" WATER ESM.T.
(VOL. 3210, PGS. 603-610, R.P.R.)
APPROXIMATE LOCATION

OWNER: SPRINGS-BAPTIST CHURCH
OUT OF 101.3 ACRE TRACT
(VOL. 7689, PG. 412, R.P.R.)

WINCHESTER HILLS SUBDIVISION
(VOL. 3521, PGS. 168-171, D.P.R.)

N. C. B.

BLOCK 5

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

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LOT 259



A memo from the
CITY of SAN ANTONIO
Development Services
Master Development

TO: Lee Wright

DATE: April 13, 2005

Address: W. F. Castella
6800 Park Ten Blvd. Suite 180
San Antonio, Texas 78213

FROM: Michael O. Herrera, Special Projects Coordinator

COPIES TO: File

SUBJECT: # 05-005 PUD

Name: North Pointe Subdivision

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Development
Services, COSA

on the date shown.

The following action was taken:

☒ APPROVED W/Conditions
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed). **On April 13, 2005 the North Pointe PUD # 05-005 was approved by the San Antonio Planning Commission with the condition that staff recommendations shall be adhered by. For a listing of those conditions see attached pages.**

If you have any questions regarding please call Mr. Michael O. Herrera @ 207-7038



CITY OF SAN ANTONIO

April 19, 2005

Mr. Lee Wright

W.F. Castella & Assoc.
6800 Park Ten Blvd. # 180
San Antonio, TX 78213

Re: North Pointe

PUD # 05-005

Dear Mr. Wright:

The San Antonio Planning Commission has reviewed the North Pointe Planned Unit Development, PUD # 05-005. Please find enclosed a signed copy for your files. Your plan was accepted with the following conditions:

Section 35-344(j) of the UDC indicates that "After the PUD zoning is granted, a PUD Plan shall be submitted to and approved by the Planning Commission prior to approval of any plats or the issuance of any building permits or certificates of occupancy." Staff recommends approval of this PUD plan with a condition that any future Subdivision Plat not be approved until the appropriate zoning is in place for the entirety of the PUD plan, to include the proposed entrance off of the extension of Stone Oak Parkway.

UDC 35-506(e)(2) references projection of streets. Provision of street extensions where areas adjacent to this project (to the west, southeast and east) are unplatted shall be provided at the time of platting or a variance shall be submitted.

It will be expected that you will plat all of the property depicted in your Planned Unit Development (P.U.D.) to include floodplains, drainage areas and open space.

SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

Sensitive Recharge Features and Buffering (if applicable)

Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required) (if applicable)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.

According to the Water Quality Ordinance #81491, Section 34-926(c), may require review of substantial alteration criteria.

Given the known hydraulic conditions of this watershed at this time, this development is eligible for FILO. Should the dynamics of the watershed change that show "adverse impact" then a reconsideration to provide detention will be considered.

The Development Services Engineering TIA Division has reviewed the North Pointe Subdivision plan. ***It shall be understood that the submitted PUD is a conceptual plan and therefore this document does not represent an approval for the internal street plan.*** All streets shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. **UDC 35-506 will be implemented at the time of platting.**

I would like to emphasize the following UDC sections for the recommended approval of this conceptual PUD Plan:

1 - UDC 35-506 (e), (3) *Reserve Strips Prohibited*

There shall be no reserve strips controlling access to land dedicated or intended to be dedicated to public use. The Applicant shall ensure that there are no reserve strips controlling access to land dedicated or intended to be dedicated to public use.

2 - UDC 35-506 (g) *Dedication of Arterial*

(1) *Adjacent streets.*

The subdivider shall dedicate right-of-way width and provide pavement width in accordance with the following table and typical sections in subsection (d) of this Section.

Table 506-5

Street Type Right-of Way Width Pavement Width

Primary arterial 60 ft. 24 ft. with curbs

Secondary arterial 43 ft. 24 ft. with curbs

This project will be subject to the Streetscape standards and the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101).